

Sherman 06784

ZIP code · CT · Connecticut > Western Connecticut > Sherman

BALANCED MARKET

\$975K

MEDIAN SALE PRICE

+20.6%

1-YR CHANGE

45

SALES (12 MO)

\$730K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



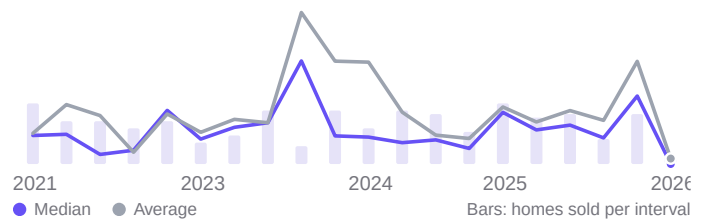
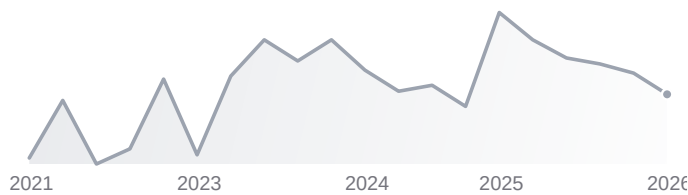
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$410K · Average \$443K

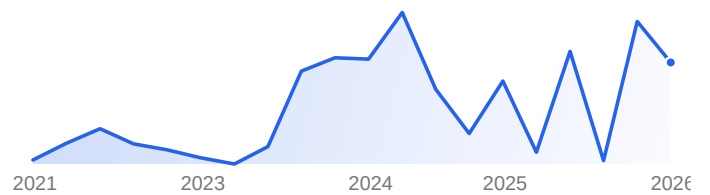
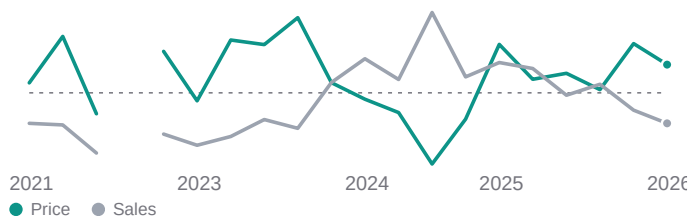


Growth (year over year)

Price +20.6% · Sales -22.4%

Price per square foot

\$341/ft²

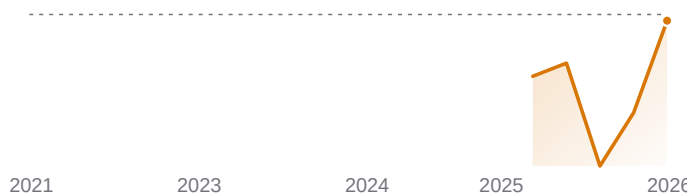


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

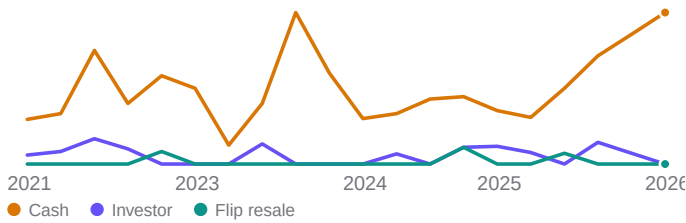
2.4%



BUYERS & OUTCOMES

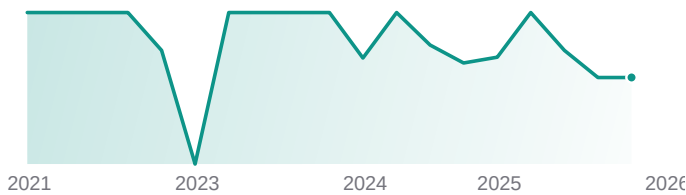
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



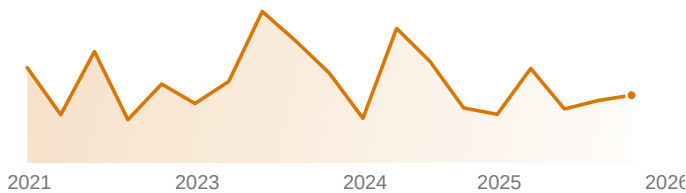
Sellers who sold at a gain

86%

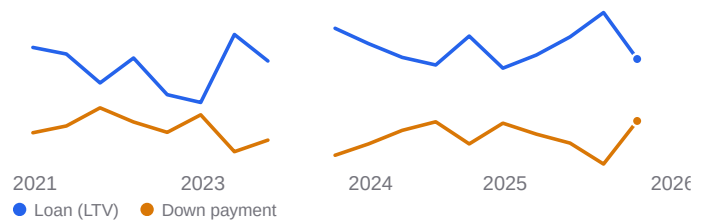


Median annualized return at resale

+3.3%

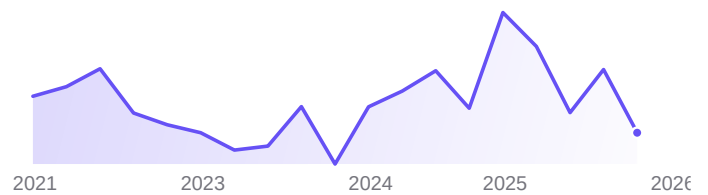


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



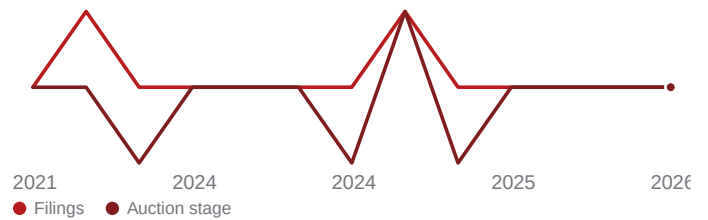
Typical hold before selling

11.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,862
Median value (AVM)	\$730K
Median size	2,112 ft²
Median bedrooms	3
Median year built	1975
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.2%
Owner occupied	62%
Company owned	7.1%
Median loan-to-value	38%
Typical ownership tenure	21.9 yrs

COMMUNITY

Population	3,990
Density	167 / mi²
Median household income	\$136K
Average household income	\$214K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	77
Homes occupied	78%
Bachelor's or higher	38%
Poverty rate	2.6%
Unemployment	1.0%
Average temp	48°F
Annual precip	50 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.